

# Minutes Andover Preservation Commission March 11, 2014 – 6:30 P.M. 2nd Floor Conference Room – Town Offices

<u>Present:</u> Leo Greene, Tony Dyer, Karen Herman, Leslie Frost, Jim Batchelder (by Skype), Craig Gibson, Joanna Reck

# **Demolition Delay Hearing: Public Hearing**

**76 Haverhill Street:** Anne Marie and Associates, LLC, William Buck, manager, request to demolish residential building.

Site visit. ZBA has approved siting of house. – parallel to Liberty Street. The interior of the building is in a deteriorated state that would require significant renovation.

Photographs of the historic house were completed and a proposal of the new building reviewed.

A public hearing is required under Section 33 of the Andover code. No opposition to the demolition of the building was present at this hearing.

The Preservation Commission approved demolition of the historic house located at 76 Haverhill Street by roll call vote, (6-1), Greene, Batchelder, Dyer, Reck, Frost, Herman voting yes, Gibson voting no, with no further delay.

The Commission voted to approve by roll call vote (6-1), Greene, Batchelder, Dyer, Reck, Frost, Herman voting yes, Gibson voting no, for the site and design for the new Cape style house with the following changes,

- full cornice returns on the gables,
- 6 pane windows,
- a full canopy over the garage doors that are framed into the structure,
- center the windows on the garages,
- add a widow at the peak,
- extend the east roof plane higher so that the front and back pitch match,
- garage doors should be carriage style with vertical rectangle windows with divided lights.

Approval conditioned upon receiving a set of updated plans showing these changes.

### **Review of Plans**

15 Steven's Street, Marland Mill #3: James Lane, Atria Senior Living

Window replacement review

Peter Schmidt, Jim Lane Marland Falls. Paradigm, Portland Maine. Approved windows vinyl clad, bronze.

Project meets approval of APC.

Approved 7-0 by roll call vote, (Greene, yes, Batchelder, yes, Dyer, yes, Reck, yes, Frost, yes, Herman, yes, Gibson, yes.)

Phillips Academy, window replacement project, Pemberton Cottage, Draper Cottage, Samaritan House: Jennifer Smith, Capital Projects Manager, Office of Physical Plant

Roger Lawson, capital projects manager

Check proposal paper for notes.

Project to start August 2014 using Pella Architectural windows. Keeping the trim, windows will lose 1' on each side. All the windows will be replaced and the building painting. Channel Builders doing the work.

BW Kennedy doing work on Samaritan House.

Craig Gibson questioned how the Pemberton Cottage's arched window would be treated. They will be matching the existing proportions exactly with new window. The intent is to exactly match the window.

They are trying to eliminate the storm windows so that they have a more environmentally efficient windows.

All windows are metal clad over wood with wood interior.

Motion to approve window replacement of all these houses with Pella Archictural series as preesented. Voted 7-0 to approve by roll call vote, Greene, yes, Batchelder, yes, Dyer, yes, Reck, yes, Frost, yes, Herman yes, Gibson, yes.

### 46 Chestnut Street: Hal Bolduc - Contractor

Contractor wants to restore house to the fullest extent possible.

He will install 2/2 windows, by Mathews Bros of Maine, and said they can replicate the windows exactly. Asked to use simulated divided lights. Commission requires exterior muntins.

He proposes to us clapboard on the lower half of the building and shingle shakes on the upper level of the house.

He will replicate the original size of the porch. Use vinyl wrapped columns that can be painted, and use azac trim.

He is restoring stained glass windows.

He needs to raise rail height to 36."

Front door will be replaced with a door that is more appropriate.

Wood exterior.

Architectural shingles on the roof.

Commission determined that a site visit is required. It will be scheduled for Tuesday 3/18 at 8:30 AM at 46 Chestnut .

# **Dimensional Special Permit / Historic Preservation**

**277 South Main Street, 273 South Main Street**: Sean Szekely, owner, Mark Johnson, Johnson Borenstein, LLC, request to support project

Discussion about lot configuration and historic house that are

Greene moved that APC believes that a granting of a special permit for 273 & 277 South Main St would not only be detrimental to the existing neigborhood and historic setting of these buildings but that these buildings are not eminently threatened by demolition and so a Dimensional Special Permit-Historic Preservation is not appropriate. Additionally, a lot of this configuration – a pork chop lot – in the opinion of the commission, is determinetal to the historic setting of these buildings.

Voted 7-0 to approve by roll call vote, Greene, yes, Batchelder, yes, Dyer, yes, Reck, yes, Frost, yes, Herman yes, Gibson, yes.

# <u>Dimensional Special Permit / Historic Preservation: updates</u>

**21 River Street:** Ken LaRose, Builder –preservation restriction in process Leo will send photos to Karen to be forwarded to Mark Johnson for the preservation restriction

**64 Summer Street**: Mark Ratte, update IDR March 25, ZBA April 3

41 Porter Road: Todd Wakum, update, no report

410 High Plain Road: Steven Doherty, Developer - Progress Update

### **Other Business**

2014 Preservation Awards: review and approve nominations

# Reports/Updates:

Shawsheen Railroad Depot: update

**Ballardvale Historic District Commission:** Leo Greene

Discussion around support of the BV fire station warrant articles. BVHDC voted to support it. Preservation of the building, the use stays the same, this article is for the allocation of money to support a study. 1st article will take land for addition, 2nd article is for support of a study.

Motion that APC support the two articles presented by Richard Bowen at the March 5<sup>th</sup> BVHDC meeting in that they offer the best hope for the preservation of the Ballardvale Fire Station both with its structure and the intended use.

Voted 7-0 to approve by roll call vote, Greene, yes, Batchelder, yes, Dyer, yes, Reck, yes, Frost, yes, Herman yes, Gibson, yes.

**Design Review Board:** Craig Gibson **West Parish Center**: Jim Batchelder **Shawsheen Village:** Leslie Frost

Historic Preservation Website: Historic Building Survey Project, update

Next meeting: April 8, 2013